



**328 Citadel Meadow Bay NW  
Calgary, Alberta**

**MLS # A2295015**



**\$688,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-C1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Soaking Tub, Storage

**Inclusions:** NA

PRIME LOCATION IN CITADEL &ndash; STEPS FROM SCHOOLS & PARKS! This impeccably maintained 2-storey home offers the perfect family layout with upgraded laminate flooring and an open-concept main floor. Stay cool all summer with Central Air Conditioning and cozy up in winter with a gas fireplace and a fully insulated/heated 2-car garage. The upper level features a vaulted bonus room, primary suite with 5-piece ensuite, and convenient upper-floor laundry. The fully finished basement adds a 4th bedroom and large rec room with brand new flooring installed. Enjoy the massive West-facing backyard, complete with a large deck, lower patio, new storage shed, and a private playground with swings and a slide. Close to Stoney Trail and major shopping&mdash;this home shows 10/10!